

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION DESIGN COMMITTEE  
OF MAMMOTH LAKES**

**MEETING**

**Tuesday, December 20, 2016, 11:00 a.m.**

**437 Old Mammoth Road, Suite R**

**MINUTES**

**CALL TO ORDER**

**ROLL CALL:**

Committee members present: Commissioners Amy Callanan and Jennifer Burrows

Staff members present: Sandra Moberly (Economic and Community Development Manager) Nolan Bobroff (Assistant Planner); and Kimberly Cooke (Assistant Planner).

**PUBLIC COMMENTS**

None.

**BUSINESS MATTERS**

1. Review and Approval of the minutes from the October 17, 2016, meeting.  
*Moved to the end of the meeting.*
2. ADR 16-003 – Consideration of an Administrative Design Review (ADR) 16-003 for the construction of a 2,801 sq.ft. single-family home located within the Bluffs neighborhood, at 360 Pine Street. Staff contact: Kimberly Cooke, Assistant Planner (760) 965-3638.

*Kim Cooke, Assistant Planner, provided a summary of the application and circulated the proposed site plan and elevations to the Committee and staff. Mrs. Cooke displayed the proposed color and material board for the proposed single family home and introduced the applicant. The applicant, Robbie Presson, provided an overview of the project and described the proposed materials.*

*The Committee asked Mr. Presson questions related to matching the proposed paint color with a locally available paint source and asked if the proposed siding is a board and batten style. The applicant responded to the Committee's questions.*

*Kim provided the Committee with copies of the Visual Resources Mitigation Measures from the Bluffs EIR document. Mrs. Cooke explained that compliance with these measures are required in order to reduce visual impacts of new development within the Bluffs to as low a level as possible.*

*Ms. Cooke indicated that the location and overall design of the proposed single-family home meets the development standards required for the Rural Residential zone as well as the Visual Resource Mitigation Measures for the Bluffs neighborhood.*

*The Committee asked the applicant about the low roof pitch near the center of the building and Kim Cooke asked the applicant to clarify the location of the proposed black wood trim color.*

*The design committee indicated that they did not have any concerns regarding the proposed design and building materials and did not recommend any modifications to the proposed project.*

3. Consideration of a Major Design Review (DR) 16-012 for the proposed construction of a Grocery Outlet, a single-story, 18,000 sq.ft. grocery store proposed to be located at 37 & 77 Old Mammoth Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

*Nolan Bobroff, Assistant Planner, presented a brief history of the Grocery Outlet site and proposed building design and HMR Architects (via telephone conference) presented a site plan and architectural drawings for the proposed development located within the Downtown zoning district. The Design Committee members discussed and asked questions in regards to the plans presented including specific questions related to the orientation of the structure and access during inclement weather, the number of parking spaces provided, and roof design.*

*The applicants provided responses to the Committee and indicated that the building orientation did take the location of Old Mammoth Road into consideration and that previous discussions with staff regarding the required number of parking spaces allowed for flexibility related to the back of house areas, which would not generate parking demand.*

*Staff asked questions of the applicants related to the exterior treatments applied to the building frontage in lieu of windows. Staff asked the applicants if other architectural treatments that could be used that would provide the required building transparency and commented that staff would like to see examples of building frontage treatments that have been used in other communities.*

*The applicants responded to staff's questions and indicated that windows were not incorporated along the entire frontage because of the shopping aisle configuration, but that they would provide some examples of other architectural treatments used elsewhere.*

*Staff asked the Committee to provide comments on the Building Design and proposed color scheme.*

*The Committee indicated that the proposed color palette appeared to be compatible with other development in the Community as staff had indicated that the colors were consistent with the Town's color handbook.*

*The Committee members indicated that their recommendations for design modifications at this stage were limited to a modification to the roofline at the south/west corner of the building. The Committee recommended the south/west section of the building be provided a pitched roof design to match the opposite side of the structure and also indicated that they would like to see other examples of exterior architectural treatments as discussed.*

*Nolan Bobroff, indicated that he would provide the applicant a letter outlining the main items discussed during the meeting and recommended modifications for the proposed Grocery Outlet.*

4. DR 16-013 – Consideration of Minor Design Review (DR) 16-013 to review proposed façade changes to the Best Western Hotel located at 3228 Main Street. Staff contact: Nolan Bobroff, Assistant Planner (760) 934-3631.

*Nolan Bobroff, Assistant Planner, presented the proposed minor façade remodel for the Best Western Hotel and described the proposed changes to the entry vestibule, a proposed outdoor seating area and fence.*

*The Design Committee members discussed the design elements and asked questions related to the proposed siding material.*

*The applicants responded to comments from staff and the committee via telephone conference.*

*The Committee members indicated that they were supportive of the design elements and indicated that they felt the proposed changes would be an improvement to the property and the appearance of the hotel.*

5. SP 14-00031 – Consideration of proposed amendments to the Master Sign Program for Sierra Center Mall located at 452 Old Mammoth Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 934-3631.

*Nolan Bobroff, Assistant Planner, introduced the applicant who participated in the meeting via telephone conference call. Nolan presented the application and outlined the substantive changes to the current Master Sign Program.*

*The Design Committee members discussed the sign rendering and proposed amendments and asked questions in regards to the change in name of the center and the color of the tenant plaques shown on the monument sign rendering.*

*Staff asked questions of the applicant related to how individual tenant sign panels would be attached to the monument sign and asked if there would be any relief along the face of the monument sign.*

*The applicants responded to questions related to the monument sign and stated that the monument sign would likely be replaced within a short period of time, so it would not make sense to re-design the sign. The applicant indicated that it would be possible to use the unique font used by each tenant on the monument sign plaques in order to provide some character.*

*The Committee members expressed their preference that the unique font for each business is incorporated on the plaques for the monument sign.*

*Nolan summarized the wall sign size and location options for tenants including Mono County offices.*

*The Committee members indicated their support for approval of the Sign Program amendment with the modifications as discussed.*

Committee Member Burrows excused herself from the meeting at 1:00 p.m.

Review of the Design Committee meeting minutes from October 17, 2016, was continued to the next meeting.

## **ADJOURNMENT**

The meeting adjourned at 1:07 p.m.

Respectfully submitted,

Kimberly Cooke

Assistant Planner